

CHADDS FORD TOWNSHIP

Chadds Ford, PA

Minutes – Planning Commission

November 28, 2001

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, November 28, 2001. The meeting was called to order at 7:45 P.M. Present were William Taylor, Maurice Todd, Donald Honig, James Reamer and Fred Reiter. Also present was Keith Lieberman of Kelly Engineers.

Minutes

Mr. Honig motioned, Mr. Reamer seconded, and the Planning Commission approved the Minutes of the October 31, 2001, meeting.

Public Comment - none

Henderson (Lot #11) – Present to discuss this final plan submission were Jeff Nagorny of Brandywine Valley Engineers and Mark Eisenhardt of The Henderson Group. Since receiving preliminary plan approval in September 2000, there have been no significant changes to this plan, with the exception of the addition of a few storm water inlets in the upper parking lot. A waiver for Planning Module has been received. The erosion and sedimentation control provisions have been approved by the Delaware County Conservation District. The Fire Marshall has reviewed and approved this plan. During discussion of the comments in Kelly Engineers' November 27, 2001, review letter, there seemed to be some concern about the size of the basin on this lot which serves the entire business campus. Both Messrs. Nagorny and Eisenhardt feel they have provided sufficient analysis data as evidence that this basin is properly sized. As previously agreed by Henderson, Mr. Eisenhardt stated that if the Township required it, he would immediately escrow funds for the Hillman Drive traffic light and its installation; however, it was not part of their agreement to pay for the improvements required on the east side of Route 202. There is to be another meeting relative to these improvements on Friday, November 30, 2001. Mr. Todd motioned, Mr. Honig seconded, and the Planning Commission recommended that the Board of Supervisors approve this final plan

contingent upon compliance with any outstanding issues in Kelly Engineers' November 27, 2001, review letter; and subject to addressing any outstanding storm water management issues, including modification of the basin if deemed necessary following our Engineer's review of the previously revised storm water management report to be provided by the Applicant's Engineer.

Atwater Road (Longview Builders sketch plan) – Chet Diem of Regester Associates displayed a plan for a three-lot subdivision of 6.72 acres on Atwater Road, proposing to access all three lots from the existing driveway. The Planning Commission had no comments and no objections.

The meeting adjourned at 9:45 P.M.

Gail G. Force, Secretary